

Single Family Residence **RESIDENTIAL**

1096 WHISPER RIDGE DR

ROSEVILLE, CA 95747

\$813,172 TopHap Estimate · \$258 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

3,153 ft²
LIVING AREA

2021
YEAR BUILT

2
PARKING

VALUATION

\$813K

\$780K low

\$846K high

Est. Owner Equity

\$188,541

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$12,655 (2025)
Assessed Value	\$904,000
Previous Assessed	\$834,000

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Heating	Central
Cooling	Central
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

51
FLOOD

79
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 21, 2022	Resale	Grant Deed	\$781,000	\$248	\$625K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Park High School	High	9–12	1.6 mi
Westbrook Elementary School	Elementary	KG–5	2.2 mi
Cooley Middle School	Middle	6–8	3.2 mi

District: Roseville City Elementary School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95747

47 CRIME INDEX	85 AIR POLLUTION	80,171 POPULATION	\$128K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------